



Birkbeck Road, Enfield, EN2 0DX

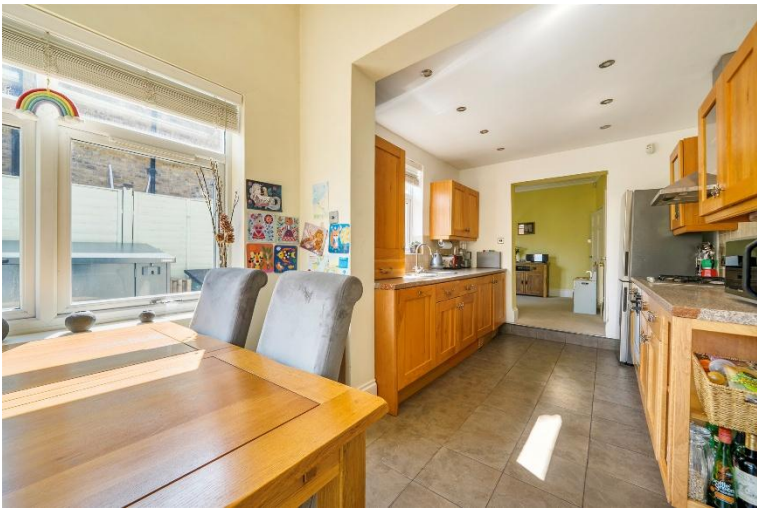
welcome to

Birkbeck Road, Enfield

Barnfields are delighted to offer for sale this superb Victorian semi-detached house in a most sought after location close to shops on Lancaster Road, Gordon Hill Station, Hilly Fields, Forty Hall and Whitewebbs Country Parks plus a choice of excellent Primary and Secondary schools. The property benefits from an extended kitchen, first floor bathroom and is offered on a chain free basis.

With potential to extend into the loft space and also extend the kitchen to the side (subject to relevant planning), this property must be viewed to be fully appreciated!





Hallway

Fitted carpet, radiator.

Front Reception Room

12' 9" x 10' 11" (3.89m x 3.33m)

Fitted carpet, bay of double glazed sash windows to front, fireplace with limestone surround, tiled hearth and inset Clearview log burner, radiator, built-in bookshelves and cupboards.

Rear Reception Room

11' 3" x 11' 2" (3.43m x 3.40m)

Fitted carpet, radiator, double glazed French doors opening to the garden, understairs storage cupboard.

Kitchen / Breakfast Room

18' 10" x 8' 10" (5.74m x 2.69m)

Range of fitted wall and base units with toning worktops, circular sink and drainer, built in oven with gas hob and extractor above, space for fridge freezer, built in dishwasher, plumbing for washing machine, tiled splashbacks, tiled flooring, cupboard housing boiler, double glazed windows to side and double glazed French doors to garden, LED spotlights. Potential to extend to the side (subject to planning consents).

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space with potential to convert (subject to relevant planning consents).

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

Fitted carpet, two double glazed sash windows to front, fitted wardrobes, radiator.

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Fitted carpet, double glazed sash window to rear, radiator.

Bathroom

Freestanding bath with shower attachment and tiled splashback, fully tiled step in corner shower unit, WC, pedestal wash hand basin, heated towel rail/radiator, fully tiled floor, double glazed window to rear, LED spotlights.

Outside

Rear Garden

A beautiful rear garden with patio areas to front and rear, raised deck, central lawn with tree and shrub borders, garden shed, side access via gate to Birkbeck Road.



view this property online barnfields.co.uk/Property/ENF106041



welcome to

Birkbeck Road, Enfield

- Two Bedrooms
- Two Reception Rooms
- 18ft Kitchen/Breakfast Room
- First Floor Bathroom
- Potential To Extend Into Loft Space & Kitchen To Side

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£600,000



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF106041 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Birkbeck Road, Enfield, EN2

Approximate Area = 934 sq ft / 86.7 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 979 sq ft / 90.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Barnard Marcus. REF: 1498131

barnfields



Please note the marker reflects the postcode not the actual property

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)